



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3011999
Council File Number: 11765
Applicant Name: Seattle Department of Finance and Administrative Services
Address of Proposal: 111 Lee Street (Fire Station 8)

SUMMARY OF PROPOSED ACTION

Council Land Use Action to allow for a 1,437 sq. ft., addition to the fire station. The existing fire station structure will undergo seismic upgrades

The following approvals are required:

Council Land Use Action for concept approval and to waive or modify development standards for a City facility. (SMC Chapter 23.76.064)

SEPA - Environmental Determination - (SMC Chapter 25.05).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non exempt grading or demolition
or involving another agency with jurisdiction.

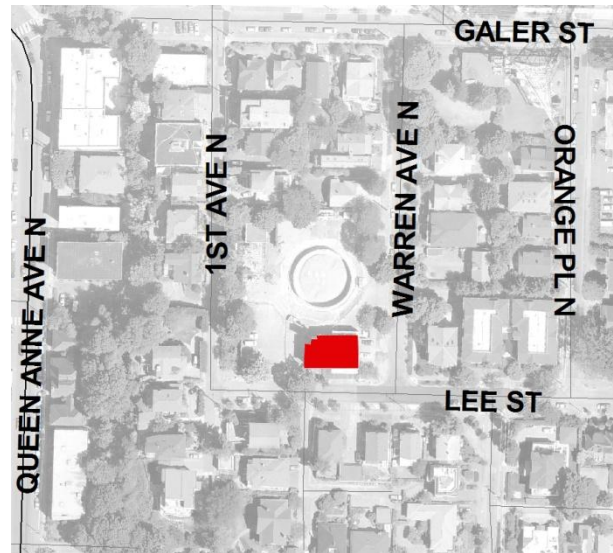
BACKGROUND DATA

Site and Vicinity Description

The subject site is the current location of Seattle Fire Station No. 8 on the top of the Queen Anne neighborhood, addressed at 110 Lee Street. The station occupies the southwest corner of a parcel shared by Seattle City Light (SCL), Seattle Parks and Recreation (SPR) and Seattle Public Utilities (SPU). In addition to the fire station, the lot consists of a SPU water tower, two (2) SPR tennis

courts and a SCL radio tower. The site is zoned LR-1 (Lowrise One), and the surrounded by both single family residences and a multi-family structure.

Fire Station No. 8 is on a moderately sized parcel of land (42,010 sq. ft.) but only takes up a portion of this site as it is shared with the previously stated SPU, SPR and SCL uses. The station was constructed in 1964 and was put through an expansion and remodel in 1986. Fire Station 8 occupies a strategic location on top of the Queen Anne neighborhood to maintain minimal response times to its service area.



Proposal Description

The proposed project consists of a seismic upgrade, new additions and internal renovations to the existing 6,353 sq. ft., two-story fire station. The building's two new additions would add 1,331 sq. ft. off of the east side of the existing building and 106 sq. ft. to the south side of the existing building. The eastern addition would provide additional length for the apparatus bay which would allow the space to accommodate large, modern fire apparatus. The eastern addition would also provide a new grade-level, ADA accessible station watch office/ lobby and would allow for the relocation of other operational spaces to areas in which would provide greater efficiencies through more appropriate adjacencies. The southern addition would provide the additional space required to provide an adequate space for equipment storage. The exterior of the building's additions would consist of new windows and a vegetative green wall which would be visually framed by additional landscape plantings.

Minimal site improvements would include the relocation of the existing fueling station to the northeast corner of the new addition, a new emergency backup generator located on the northwest corner of the existing building and site landscaping. Additionally, four parking stalls located on the east side of the existing building would be removed to accommodate the new addition and two new stalls would be located immediately north to the pre-existing stalls.

Development Standard Departures

As proposed the new Station No. 8 requires City Council approval of three departures from the Seattle Land Use Code. They are:

Front Setback. To allow for a new addition within the less than required setback from the property line (SMC 23.45.570.F.1). The new addition is proposed to be 8" (inches) from the property line (Minimum 5 foot setback required). The new addition cannot be accommodated elsewhere on the site and needs to be located on the east side of the existing building due to required adjacencies for operational needs.

Side Setback. To allow for a new addition within the less than required setback from the property line (SMC 23.45.570 Table C). The new addition is proposed to be on the property line (18 foot setback required). Proposed wall on the property line aligns with the existing building façade.

Parking Location. To allow for two parking stalls to be located within the front setback. Four parking spaces currently located in the front setback will be replaced by two parking spaces immediately north of the existing four stalls which will be removed as a result of the new addition. No alternative locations to accommodate parking on site are available.

Design Commission Review

The proposal was presented to the Seattle Design Commission at two meetings (30% design and 60% design) and obtained unanimous support for both the current design and for the requested development waivers for the setbacks along Warren Avenue and Lee Street and for the parking locations along the east property line.

Public Comments

Two public open houses were held on August 6, 2011 and November 18, 2011 for the purposes to inform the community of the upcoming project. Both open houses were well attended with approximately 200 people in attendance at the August 2011 event and approximately 150 people in attendance at the November 2011 event. The project was well received by the attendees with many expressing their continued support for their neighborhood fire fighters.

No public comments were received by DPD which invited comment during a publicly noticed comment period which ran from September 22, 2011 to August 5, 2011.

ANALYSIS — COUNCIL LAND USE ACTION

Fire stations in lowrise multifamily zones may be permitted outright when they meet the development standards for institutions. Fire stations that do not meet development standards may be permitted by City Council as a Type V land use decision. In this case, the proposed addition to the station does not meet three development standards of the LR-1 zone. Those standards and the amount of departure from each are listed in the Proposal Description section above.

SMC 23.76.064 includes provisions for the City Council to grant concept approval and to waive or modify applicable development standards, accessory use requirements, special use requirements or conditional use criteria for City Facilities. SMC 23.76.064 classifies this decision as a legislative action (Type V MUP).

Section 23.47A.004.D.3 includes criteria that must be satisfied to permit a public facility that does not meet development standards of the applicable zone:

The project provides unique services which are not provided to the community by the private sector, such as police and fire stations; and

The project provides a unique service as a fire station.

The proposed location is required to meet specific public service delivery needs; and

A fire station has been located on the existing lot since 1908. In 1964, the current fire station was constructed replacing the wood-framed 1908 fire station that was located in the northwest corner of the property. It is strategically located on top of the Queen Anne neighborhood to minimize response times to its service area.

Co-location of multiple City Facilities on the Queen Anne site (SPU Water, Parks, Fire) necessitates Fire Station 8 be very compactly located on a small portion of the site.

The waiver or modification to the development standards is necessary to meet specific public service delivery needs; and

The Station 8 site, while in an excellent location to provide emergency service, is considered to have limited developable area in relation to the preferred size for modern, two bay stations. It is not economically and operationally sound to relocate this station, nor is it possible to condemn additional property adjacent to the site in order to meet more of the development standards for an institution in a lowrise zone.

The three requested development standard departures, front setback, side setback and parking location, relate to the need of developing new program elements that will enhance operational efficiencies on a severely congested site. The proposed addition, which is only possible through the three (3) departure locate the new program elements on the only developable area available on site that is provides the necessary adjacencies required for the efficient operation of the facility. The three (3) exemptions are necessary to allow this design to be put on this site with the existing LR-1 zoning.

The relationship of the project to the surrounding area has been considered in the design, siting, landscaping, and screening of the facility.

Site context has been an important element of the architectural design of the proposed addition for Fire Station Number 8. The addition will more prominently provide a visible entry presence to the neighborhood and an ADA accessible entry to a facility that currently lacks either. The new addition will utilize glass windows, a vegetative green wall and other landscaping to integrate itself to its surrounding residential surroundings. With the recommended approval of the Seattle Design Commission, the addition's design character and scale are compatible with the single and multi-family residential context of the surrounding neighborhood. The rendering below provides a graphic representation of this relationship.

A generous amount of street right of way is available, due to narrow paved roadways) for landscaping and sidewalks past the proposal site. This would condition buffers the impact of reducing setbacks along the front and side property lines.



RECOMMENDATION – COUNCIL APPROVALS

DPD **recommends approval**, without recommended conditions, of the proposed fire station use in the LR-1 zone with the requested modification to development standards as described in Proposal Description section above.

Signature: (Signature on File)
Scott Kemp, Senior Land Use Planner
Department of Planning and Development

Date: February 23, 2012